

TABLE 1

**Net Prices and Average Yields for HUD-Insured
New Home Mortgages (Section 203) Immediate Delivery
Transactions 30-Year Maturity - Minimum Downpayment**

	8.00% Mortgages Sep '99		8.00% Mortgages Aug '99	
	Average Price	Average Yield 1/	Average Price	Average Yield 1/
Northeast	\$ 98.50	8.21%	\$ 100.00	8.00%
Middle Atlantic	*	*	\$ 101.86	7.75%
Southeast	\$ 99.77	8.03%	\$ 99.87	8.02%
North Central	\$ 98.50	8.21%	\$ 99.31	8.10%
Southwest	*	*	*	*
West	\$ 98.80	8.17%	\$ 99.52	8.07%
United States	\$ 99.25	8.10%	\$ 100.03	8.00%

1/-Gross yield to investors, without allowance for servicing costs based on prepayment of the mortgage at the end of 12 years.

* Dominant rate not quoted by respondents in region

United States

		Price	Yield	Mtg. Rate
		---- \$ ----	---- % ----	---- % ----
1984	High/Low	97.60/95.00	15.00/12.90	14.00/13.00
1985	High/Low	98.30/95.50	13.43/11.28	13.00/10.50
1986	High/Low	99.40/96.22	10.78/ 9.26	10.50/ 9.50
1987	High/Low	98.54/95.42	11.22/ 8.79	10.50/ 8.50
1988	High/Low	99.49/96.99	10.84/ 9.86	10.50/ 9.50
1989	High/Low	99.65/97.01	11.16/ 9.61	11.00/ 9.50
1990	High/Low	99.25/97.94	10.75/ 9.71	10.50/ 9.50
1991	High/Low	99.57/98.53	9.71/ 8.69	9.50/ 8.50
1992	High/Low	99.60/97.54	8.85/ 8.06	8.50/ 8.00
1993	High/Low	99.95/99.13	8.12/ 7.02	8.00/ 7.00
1994	High/Low	99.88/98.44	9.53/ 7.05	9.50/ 7.00
1995	High/Low	99.97/99.18	9.54/ 7.51	9.50/ 7.50
1996	High/Low	100.00/99.14	8.58/ 7.11	8.50/ 7.00
1997	High/Low	99.91/99.20	8.56/ 7.51	8.50/ 7.50
1998	High/Low	99.83/98.25	7.17/ 6.53	7.25/ 6.50

Table 2

**Most Frequently Quoted Contract Rates and Yields
for FHA Mortgages Sold in the Secondary Market**

<u>Year</u>	<u>Contract Rate</u>	<u>Average Yield 1/</u>	<u>Year</u>	<u>Contract Rate</u>	<u>Average Yield 1/</u>
1994 Jan	7.50%	7.52%	1997 Jan	8.00%	8.06%
Feb	7.00%	7.00%	Feb	8.00%	8.06%
Mar	7.50%	7.50%	Mar	8.00%	8.08%
Apr	*	*	Apr	8.50%	8.55%
May	8.50%	8.50%	May	8.50%	8.56%
Jun	8.50%	8.50%	Jun	8.00%	8.05%
Jul	9.00%	9.00%	Jul	8.00%	8.02%
Aug	8.50%	8.50%	Aug	7.50%	7.61%
Sep 2/	8.50%	8.50%	Sep	8.00%	8.02%
Sep 2/	9.00%	9.03%	Oct	7.50%	7.52%
Oct	9.00%	9.10%	Nov	7.50%	7.53%
Nov	9.00%	9.23%	Dec	7.50%	7.51%
Dec	9.50%	9.53%			
1995 Jan	9.50%	*	1998 Jan	7.00%	7.17%
Feb	9.00%	9.10%	Feb	7.00%	7.08%
Mar	9.00%	9.05%	Mar	7.00%	7.06%
Apr	8.50%	8.60%	Apr	7.00%	7.09%
May	8.50%	8.56%	May	7.25%	7.37%
Jun	8.00%	8.03%	Jun	7.00%	7.07%
Jul	8.00%	8.00%	Jul	7.00%	7.07%
Aug	8.00%	8.09%	Aug	7.00%	7.05%
Sep	8.00%	8.03%	Sep	7.00%	7.03%
Oct	8.00%	8.03%	Oct	6.50%	6.53%
Nov	7.50%	7.61%	Nov	7.00%	7.07%
Dec	7.50%	7.51%	Dec	7.00%	7.02%
1996 Jan	7.50%	7.52%	1999 Jan	7.00%	7.06%
Feb	7.00%	7.11%	Feb	7.00%	7.08%
Mar	7.50%	7.57%	Mar	7.00%	7.10%
Apr	8.00%	8.09%	Apr	7.00%	7.07%
May	8.50%	8.52%	May	7.00%	7.08%
Jun	8.50%	8.57%	Jun	7.50%	7.58%
Jul	8.50%	8.55%	Jul	8.00%	8.13%
Aug	8.50%	8.56%	Aug	8.00%	8.00%
Sep	8.50%	8.58%	Sep	8.00%	8.10%
Oct	8.50%	8.56%			
Nov	8.00%	8.00%			
Dec	8.00%	8.14%			

1/-Gross yield to investors, without allowance for servicing costs
based on prepayment of the mortgage at the end of 12 years.

2/-The September 1, 1994 survey found two rates reported with equal
frequency, evenly balanced between 8.50 and 9.00 percent.

Data as of: September 1, 1999

HQE: 09/27/1999

TABLE 3

Effective FHA Primary Rates

<u>"Dominant" Contract Rate</u>			
	<u>Sep 1999</u>	<u>Aug 1999</u>	<u>Sep 1998</u>
United States	8.00%	8.00%	7.00%
<u>Average Points</u>			
Northeast	1.00	1.00	1.00
Middle Atlantic	*	1.00	0.00
Southeast	1.00	0.20	0.00
North Central	0.00	0.13	0.08
Southwest	*	0.00	0.00
West	0.92	0.50	0.13
United States	0.97	0.43	0.12
<u>Effective Rate</u>			
Northeast	8.14%	8.14%	7.09%
Middle Atlantic	*	8.14%	7.00%
Southeast	8.14%	8.03%	7.00%
North Central	8.00%	8.02%	7.01%
Southwest	*	8.00%	7.00%
West	8.13%	8.07%	7.02%
United States	8.13%	8.06%	7.02%

* Dominant rate not quoted by respondents in region

Data as of: September 1, 1999

HQE: 09/27/1999

TABLE 4
FHA Primary Market Rates

September 1, 1999				
	Percentage of Field Offices Reporting	Contract Rate	Average Points	Effective Rate
Most Active Quote	36%	8.00%	0.97	8.13%
Second Most Popular Quote	23%	8.25%	0.00	8.25%
Third Most Popular Quote	5%	8.38%	2.00	8.66%
All Others	36%	N/A	N/A	N/A
U.S. Average Rate	100%	8.09%	0.62	8.18%

Aug 1, 1999				
	Percentage of Field Offices Reporting	Contract Rate	Average Points	Effective Rate
Most Active Quote	40%	8.00%	0.43	8.06%
Second Most Popular Quote	13%	7.88%	1.58	8.10%
Third Most Popular Quote	8%	7.75%	1.22	7.92%
All Others	39%	N/A	N/A	N/A
U.S. Average Rate	100%	7.91%	0.78	8.02%

Jul 1, 1999				
	Percentage of Field Offices Reporting	Contract Rate	Average Points	Effective Rate
Most Active Quote	37%	8.00%	0.10	8.01%
Second Most Popular Quote	22%	7.88%	0.24	7.91%
Third Most Popular Quote	15%	7.50%	0.79	7.61%
All Others	26%	N/A	N/A	N/A
U.S. Average Rate	100%	7.84%	0.36	7.89%

Data as of: September 1, 1999

HQE: 09/27/1999

TABLE 5

Average Interest Rates on Conventional First Mortgages

		New Home Loans			Existing Home Loans		
		Sep '99	Aug '99	Sep '98	Sep '99	Aug '99	Sep '98
Northeast		7.73%	7.54%	6.89%	7.73%	7.54%	6.89%
Middle Atlantic		8.22%	7.76%	7.00%	8.22%	7.76%	7.00%
Southeast		7.82%	7.82%	6.88%	7.86%	7.89%	6.88%
North Central		7.83%	7.85%	6.91%	7.83%	7.83%	6.94%
Southwest		8.25%	7.74%	6.71%	8.25%	7.76%	6.94%
West		7.94%	7.66%	6.92%	8.00%	7.71%	6.90%
United States		7.87%	7.75%	6.86%	7.89%	7.77%	6.92%
		United States Average					
		New Home Loans		Existing Home Loans			
1984	High/Low	14.65/13.20		14.67/13.21			
1985	High/Low	13.26/11.56		13.28/11.58			
1986	High/Low	11.03/ 9.47		11.03/ 9.47			
1987	High/Low	10.84/ 9.04		10.87/ 9.04			
1988	High/Low	10.55/ 9.80		10.56/ 9.81			
1989	High/Low	10.93/ 9.70		10.95/ 9.69			
1990	High/Low	10.46/ 9.75		10.48/ 9.76			
1991	High/Low	9.66/ 8.67		9.65/ 8.66			
1992	High/Low	8.91/ 7.95		8.92/ 7.95			
1993	High/Low	8.19/ 6.89		8.19/ 6.89			
1994	High/Low	9.34/ 7.13		9.34/ 7.13			
1995	High/Low	9.32/ 7.46		9.33/ 7.46			
1996	High/Low	8.67/ 7.73		8.65/ 7.73			
1997	High/Low	8.25/ 7.38		8.25/ 7.39			
1998	High/Low	7.25/ 6.64		7.23/ 6.65			

Data as of: September 1, 1999

HQE: 09/27/1999

TABLE 6

Average Interest Rate for Home Construction Financing

	HUD/FHA *			CONVENTIONAL		
	Sep '99	Aug '99	Sep '98	Sep '99	Aug '99	Sep '98
Northeast	8.79%	7.75%	7.82%	8.71%	7.59%	7.67%
Middle Atlantic	8.59%	8.88%	7.58%	8.88%	8.31%	7.25%
Southeast	8.60%	8.36%	8.26%	8.54%	8.44%	8.36%
North Central	8.95%	9.18%	7.92%	9.11%	8.58%	8.01%
Southwest	10.25%	9.47%	7.98%	10.25%	8.82%	7.95%
West	9.25%	9.08%	8.44%	8.75%	8.85%	8.40%
United States	8.88%	9.02%	8.04%	8.81%	8.62%	8.07%

* Type of financing planned for permanent loans.

TABLE 7

National Percent of HUD Offices Reporting Adequate
Construction Funds Available for Homes

	Sep '99	Aug '99	Sep '98
FHA-Insured	100%	100%	94%
	100%	100%	98%

These data are not based on actual transactions. They are compiled from the best information available to HUD Field Offices throughout the US.

TABLE 8

**Trend of Builder's Plans Compared to Previous Month
by Housing Price Category
(Percent of Field Offices Reporting)**

=====						
	Sep 1999			Sep 1998		
	----- Trend -----			----- Trend -----		
	Down	Stable	Up	Down	Stable	Up
Low-Priced	17%	67%	16%	15%	75%	10%
Mod-Priced	0%	67%	33%	2%	75%	23%
High-priced	4%	67%	29%	2%	71%	27%
All	4%	75%	21%	0%	81%	19%
	Aug 1999			Aug 1998		
	----- Trend -----			----- Trend -----		
	Down	Stable	Up	Down	Stable	Up
Low-Priced	12%	80%	8%	17%	75%	8%
Mod-Priced	1%	76%	23%	2%	85%	13%
High-priced	14%	71%	15%	2%	79%	19%
All	2%	85%	13%	0%	87%	13%
	Jul 1999			Jul 1998		
	----- Trend -----			----- Trend -----		
	Down	Stable	Up	Down	Stable	Up
Low-Priced	15%	78%	7%	9%	78%	13%
Mod-Priced	5%	79%	16%	22%	76%	2%
High-priced	10%	76%	14%	26%	70%	4%
All	5%	83%	12%	19%	79%	2%
PERCENTAGE POINT DIFFERENCE						
	Jul 1999 - Sep 1999			Jul 1998 - Sep 1998		
	----- Trend -----			----- Trend -----		
	Down	Stable	Up	Down	Stable	Up
Low-Priced	2%	-11%	9%	6%	-3%	-3%
Mod-Priced	-5%	-12%	17%	-20%	-1%	21%
High-priced	-6%	-9%	15%	-24%	1%	23%
All	-1%	-8%	9%	-19%	2%	17%

Data as of: September 1, 1999

HQE: 09/27/1999

TABLE 9

**Unsold Inventory of New Homes Compared
to Previous Month
(Percent of Field Offices Reporting)**

	Sep 1999	Sep 1998
	-----	-----
Declining	8%	23%
Stationary	92%	73%
Advancing	0%	4%
Total	100%	100%
	Aug 1999	Aug 1998
	-----	-----
Declining	14%	20%
Stationary	84%	74%
Advancing	2%	6%
Total	100%	100%
	Jul 1999	Jul 1998
	-----	-----
Declining	16%	20%
Stationary	77%	80%
Advancing	7%	0%
Total	100%	100%
	Jul '99- Sep '99	Jul '98- Sep '98
	-----	-----
Declining	-8%	3%
Stationary	15%	-7%
Advancing	-7%	4%

Data as of: September 1, 1999

HQE: 09/27/1999